

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
E/S Dunstan Lane, 190' S of the * ZONING COMMISSIONER
c/l of Allendale Ct. (14915 * OF BALTIMORE COUNTY
Dunstan Lane); End of Dunstan *
Lane, 180' S of Allendale Ct. *
(Lots 1 & 2 Locksley III); and *
180' S of a point 294.81' E of *
end of Dunstan Lane, 170' S of *
Allendale Ct. (14901 Dunstan *
Lane & 4.939 acre lot) *
10th Election District *
6th Councilmanic District *
Christopher Trikeriotis, et al *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Hearing filed by the owners of the subject properties, Christopher and Judith Trikeriotis, and John and Beverly Trikeriotis. In Case No. 93-249-SPH, the Petitioners request an amendment to previous Case No. 90-294-SPH to permit a reconfiguration of the subject property known as 14915 Dunstan Lane, containing 9.423 acres, more or less, to permit a separation of 1.74 acres containing the existing improvements, and a non-density transfer of the remaining 2.782 acres (Lot 1 of Locksley III) and 4.939 acres to John C. Trikeriotis, the Petitioner's father. In Case No. 93-250-SPH, the Petitioners request approval of a non-density transfer of Lot 1 of Locksley III (the 2.782 acre parcel) to Lot 2 of Locksley III to create one lot with one (1) density unit, pursuant to the relief granted in Case No. 93-249-SPH. In Case No. 93-251-SPH, the Petitioners request approval of a non-density transfer of the 4.939 acre parcel in Case No. 93-249-SPH to a 9.93 acre parcel owned by John C. Trikeriotis, known as 14901 Dunstan Lane, to create one lot containing 14.932 acres, more or less, with one right of subdivision, pursuant to the relief granted in

Case Nos. 93-249-SPH and 93-250-SPH. The relief requested is more particularly described on Petitioner's Exhibits 1 through 7, inclusive.

Appearing on behalf of the Petitions were Christopher Trikeriotis, property owner, and John Trikeriotis, Petitioner's father. Also appearing on behalf of the Petitions were Mark L. Robel, Registered Property Line Surveyor, and Albert Dunstan, adjoining property owner and prior owner of the property in question. There were no Protestants.

As to Case No. 93-249-SPH, testimony indicated that the subject property, known as 14915 Dunstan Lane, consists of 9.423 acres more or less, zoned R.C. 2, and is improved with a two-story dwelling which is the residence of Christopher and Judith Trikeriotis. Said property was the subject of Case No. 90-294-SPH in which the prior owner, Albert Dunstan, subdivided his property and the Petitioners were granted a non-density transfer of 1.74 acres, which, pursuant to the Order, were combined with the 4.939 acre parcel and Lot 1 of Locksley III to create one lot of record, with one density unit. This relief is more particularly described on Petitioner's Exhibit 1, which describes the property as it exists today. It is important to note that this tract of land has only one (1) density unit, which was utilized as a result of the existing dwelling.

The Petitioners now come before this Zoning Commissioner requesting a modification of the relief granted in Case No. 90-294-SPH to permit a separation of the 4.939 acre parcel and Lot 1 of Locksley III from the remaining 1.74 acres, to create two separate lots, one containing 1.74 acres, and the other containing the remaining 7.721 acres, as more particularly described on Petitioner's Exhibits 2 and 3. As previously stated, there was only one (1) density unit attributable to this particular tract of land, which has since been utilized by the dwelling constructed on the

- 2 -

1.74 acre parcel. Therefore, the two lots being separated from the 1.74 acre lot will not have any density units associated with them.

The Petitioners then request, pursuant to Case No. 93-250-SPH, a non-density transfer of Lot 1 of Locksley III, containing 2.782 acres, more or less, from the parcel created pursuant to Case No. 93-249-SPH, to Lot 2 of Locksley III, containing 3.113 acres, more or less, the net effect of which will create one lot with a combined total of 5.895 acres, more or less, as more particularly described on Petitioner's Exhibit 4. Lot 2 of Locksley III enjoys one (1) density unit. Inasmuch as Lot 1 of Locksley III had no density associated with it, Lots 1 and 2 of Locksley III combined will have only one (1) density unit attributable to that property.

Lastly, the Petitioners seek, pursuant to Case No. 93-251-SPH, to combine the 4.939 acre parcel with the 9.993 acre parcel known as 14901 Dunstan Lane, to create one lot with a combined total of 14.932 acres, more or less, as more particularly described on Petitioner's Exhibits 5 and 6. Pursuant to Case No. 90-294-SPH, the 9.993 acre parcel had two (2) density units associated with it, one of which has been utilized by the existing dwelling, known as 14901 Dunstan Lane. The net effect of the separations and combinations proposed herein will result in there being three newly created lots, as more particularly described on Petitioner's Exhibit 7. The first lot will consist of 1.74 acres, more or less, and contain the existing dwelling, known as 14915 Dunstan Lane, which is occupied by Christopher and Judith Trikeriotis. Obviously, the one density unit associated with this lot has been utilized by the existing dwelling. The second lot will consist of 14.932 acres, more or less, and will contain the existing one and one-half story dwelling known as 14901 Dunstan

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Lane, which is occupied by the Petitioner's father, John Trikeriotis. As previously stated, the property known as 14901 Dunstan Lane enjoys two (2) density units, one of which is already utilized by the existing dwelling. As such, there is only one additional density unit remaining for this parcel, and this property may be subdivided one time. The last lot will consist of 5.895 acres, more or less, with one (1) density unit attributed to it as a result of combining Lots 1 and 2 of Locksley III. Therefore, this last lot can be improved with a dwelling at some point in time, utilizing the one density unit attributed to it by Lot 2 of Locksley III. It should be noted that, pursuant to Case No. 90-294-SPH, the balance of the original tract held by Albert Dunstan, which is located southwest of the subject property and containing 52.34 acres, more or less, can no longer be subdivided.

In support of the relief requested, the Petitioners testified that John and Beverly Trikeriotis are desirous of passing on their land to their three children, and the manner in which the property is proposed to be reconfigured is the most appropriate. Pursuant to the order issued in Case No. 90-294-SPH, it appears that the relief requested is consistent with the purposes and intent of the R.C.2 zoning. Specifically, I find that the relief requested in the instant case is entirely appropriate with the spirit of the prior zoning order in Case No. 90-294-SPH. Further, the relief requested will not result in any increase in the density available to these parcels.

After due consideration of the testimony and evidence presented, it is clear that the relief requested in the special hearing should be granted. There is no evidence that the Petitioners' request will be detrimental to the public health, safety or general welfare. Furthermore, the

- 4 -

reconfiguration of the land as proposed herein will not result in any increase in density or allow for the overdevelopment of the land involved. In the opinion of this Zoning Commissioner, the relief requested is within the spirit and intent of the R.C. 2 zoning regulations and should therefore be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of March, 1993 that the Petition for Special Hearing in Case No. 93-249-SPH to approve an amendment to previous Case No. 90-294-SPH to permit a reconfiguration of the property known as 14915 Dunstan Lane, containing 9.423 acres, more or less, to permit a separation of 1.74 acres containing the existing improvements and a non-density transfer of the remaining 2.782 acres (Lot 1 of Locksley III) and 4.939 acres to John C. Trikeriotis, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing in Case No. 93-250-SPH requesting approval of a non-density transfer of Lot 1 of Locksley III to Lot 2 of Locksley III to create one lot with one (1) density unit, pursuant to the relief granted in Case No. 93-249-SPH, in accordance with Petitioner's Exhibit 4, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing in Case No. 93-251-SPH in which the Petitioners request approval of the non-density transfer of 4.939 acres to the property known as 14901 Dunstan Lane, to create one lot containing 14.932 acres, more or less, with one right of subdivision, pursuant to the relief granted in Case Nos. 93-249-

SPH and 93-250-SPH, and in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Within sixty (60) days of the date of this Order, the Petitioners shall cause to be recorded among the Land Records of Baltimore County three (3) separate deeds which identify the three lots created pursuant to this Order. Each deed shall reference this case and the terms and conditions contained herein. A copy of each of the recorded deeds shall be forwarded to the Zoning Administration office for inclusion in the respective case files prior to the issuance of any building permits.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, pursuant to the relief granted in Case No. 93-251-SPH, that the property known as 14901 Dunstan Lane, containing 14.932 acres, more or less, shall have the right to subdivide one time; and,

IT IS FURTHER ORDERED, pursuant to Case No. 90-294-SPH, that the remaining 52.34 acres held by Albert I. Dunstan shall remain as one part and parcel and may not be further subdivided.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

- 5 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 10, 1993

(410) 887-4386

Mr. & Mrs. Christopher Trikeriotis
14915 Dunstan Lane
Monkton, Maryland 21111

RE: PETITIONS FOR SPECIAL HEARING
E/S Dunstan Lane, 190' S of the c/l of Allendale Ct. (14915 Dunstan Lane); End of Dunstan Lane, 180' S of Allendale Ct. (Lots 1 & 2 Locksley III); and 180' S of a point 294.81' E of End of Dunstan Lane, 170' S of Allendale Ct. (14901 Dunstan Lane and 4.939 acre lot)
10th Election District - 6th Councilmanic District
Christopher Trikeriotis, et al - Petitioners
Case Nos. 93-249-SPH, 93-250-SPH and 93-251-SPH

Dear Mr. Trikeriotis:

Enclosed please find a copy of the decision rendered in the above-captioned matters. The Petitions for Special Hearing have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. John Trikeriotis
14901 Dunstan Lane, Monkton, Md. 21111

People's Counsel

File



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 14915 DUNSTAN LANE
which is presently zoned R-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Special Hearing advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

John & Beverly Trikeriotis
Signature
14901 Dunstan Lane
Monkton MD 21111

Legal Owner(s)

Christopher Trikeriotis
Signature
Judith Lee Trikeriotis
Signature
14915 Dunstan Lane
Monkton MD 21111

Attorney for Petitioner

Christopher Trikeriotis
Signature
20 S. Charles St. #401 (410) 333-1110
Baltimore MD 21201

Attorney for Lessee

Christopher Trikeriotis
Signature
14915 Dunstan Lane (410) 628-1940
Monkton MD 21111

ESTIMATED LENGTH OF HEARING
3420

REVIEWED BY: DATE: 2/15/93

239

93-230-SP4 3-3-93

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: February 22, 1993

SUBJECT: Trikeriotis Properties

INFORMATION:

Item Number: 239, 240 and 241

Petitioner: Christopher Trikeriotis

Property Size:

Zoning: R.C. 2

Requested Action: Special Hearing

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

1. It does not appear to be appropriate to separate the 4.939 acre parcel from the 1.74 acre lot and the lot 1 of Locksley III because the 4.939 acre parcel will not have access to Dunstan Lane.
2. It does not appear to be appropriate to join the 4.939 acre parcel with the 9.93 acre parcel to create one lot with one right of subdivision because:
(1) the two parcels are not contiguous and (2) the 4.939 acre parcel still will not have access to Dunstan Lane.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol Keller*

PK/JL:lw

239.ZAC/ZAC1

Pg. 1



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julia Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 4-240 (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Telephones for Impaired Hearing or Speech:
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-452-5882 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: Feb 18, 1993

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: Feb 8, 1993

There are no comments on item numbers 239, 240, 241, 254,
256, 257, 259, 260, 261, 262, 263, 264, 267 and 268

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
FEB 18 1993

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 10, 1993

FROM: J. Lawrence Pilsbury
Development Coordinator, DEPRM

SUBJECT: Zoning Item #240
Trikeriotis Property - Locksley 1 & 2 of Locksley III
Zoning Advisory Committee Meeting of February 8, 1993

Development of the property must comply with the Regulations for the
Protection of Water Quality, Streams, Wetlands and Floodplains.

Ground Water Management Comments - Soil percolation tests for the Locksley
III subdivision have expired. Petitioner should contact the Division of
Ground Water Management to determine whether additional tests are required.

Conveyance of property, used or intended for use as a residence and not
served by public water, shall comply with the provisions for water wells of
Title 35 Article 11 of the Baltimore County Code.

LP:sp

TRIKER/TATSBP

Baltimore County Government
Fire Department



780 East Joppa Road, Suite 901
Towson, MD 21286-5500

FEBRUARY 18, 1993

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHRISTOPHER AND JUDITH LEE TRIKERIOTIS
JOHN AND BEVERLEY TRIKERIOTIS

Location: LOCKSLEY 1 AND 2 OF LOCKSLEY III

Item No.: 240(JJS) Zoning Agenda: FEBRUARY 8, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Sullivan* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JP/REK

BALTIMORE COUNTY, MARYLAND

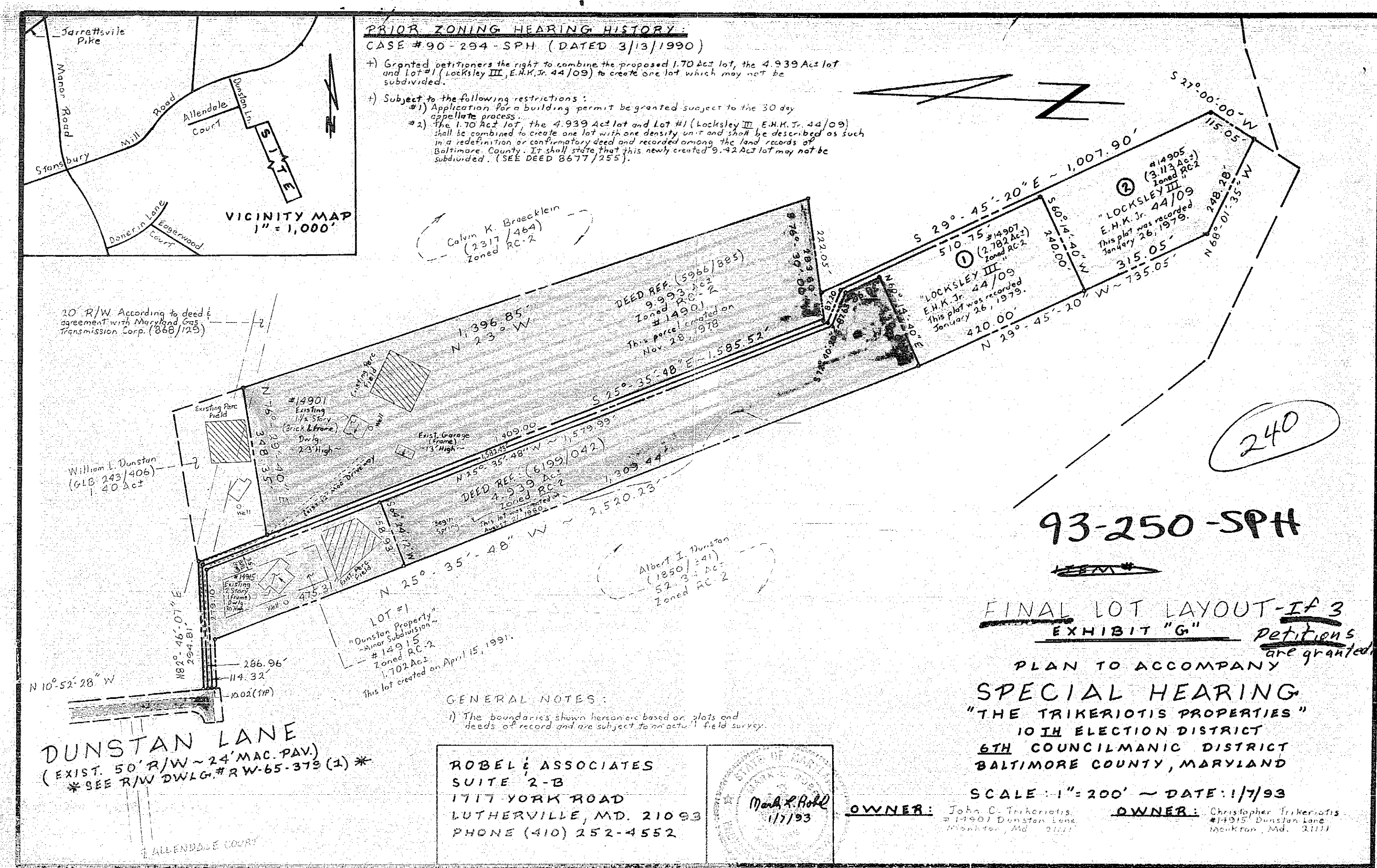
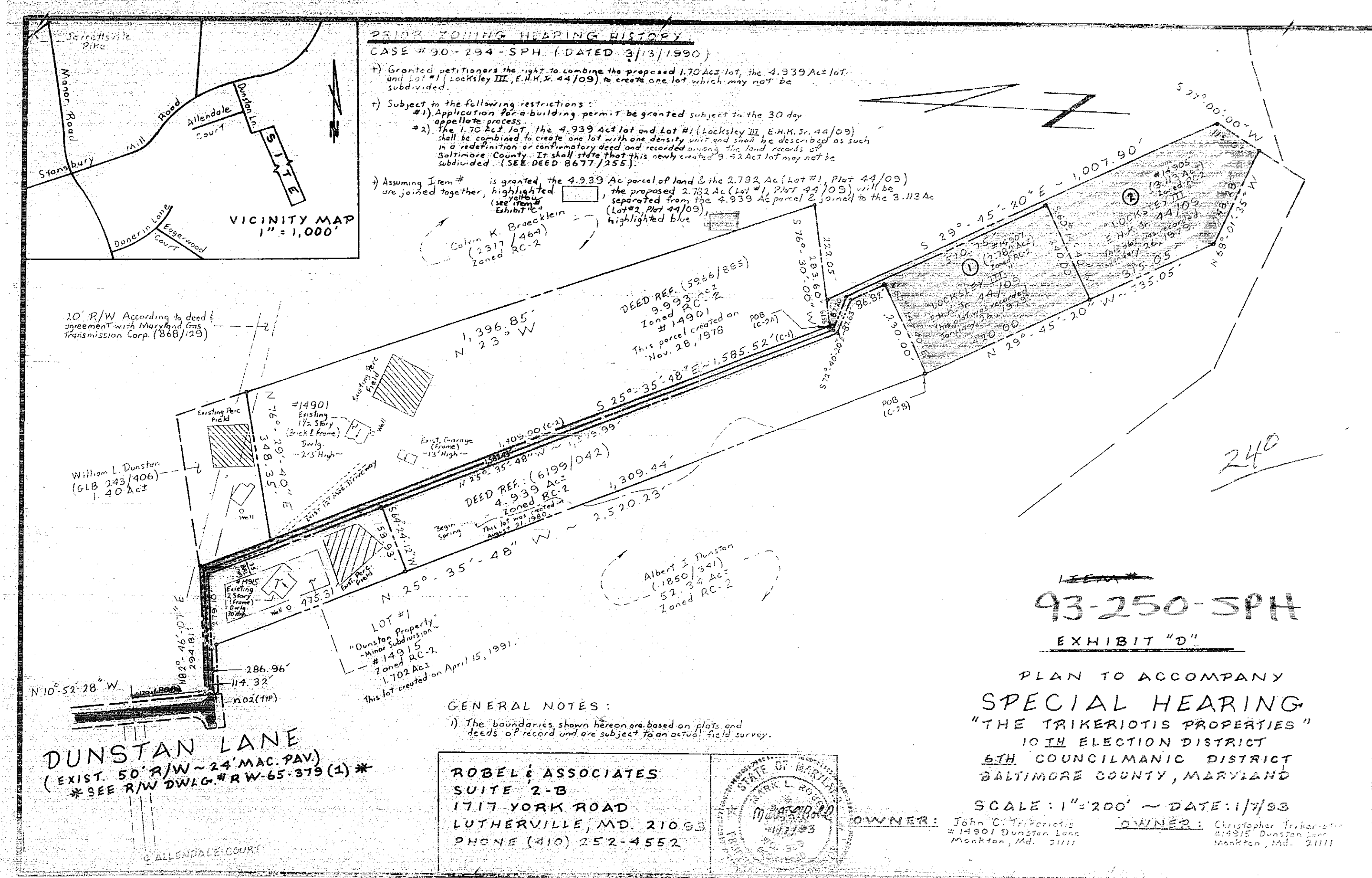
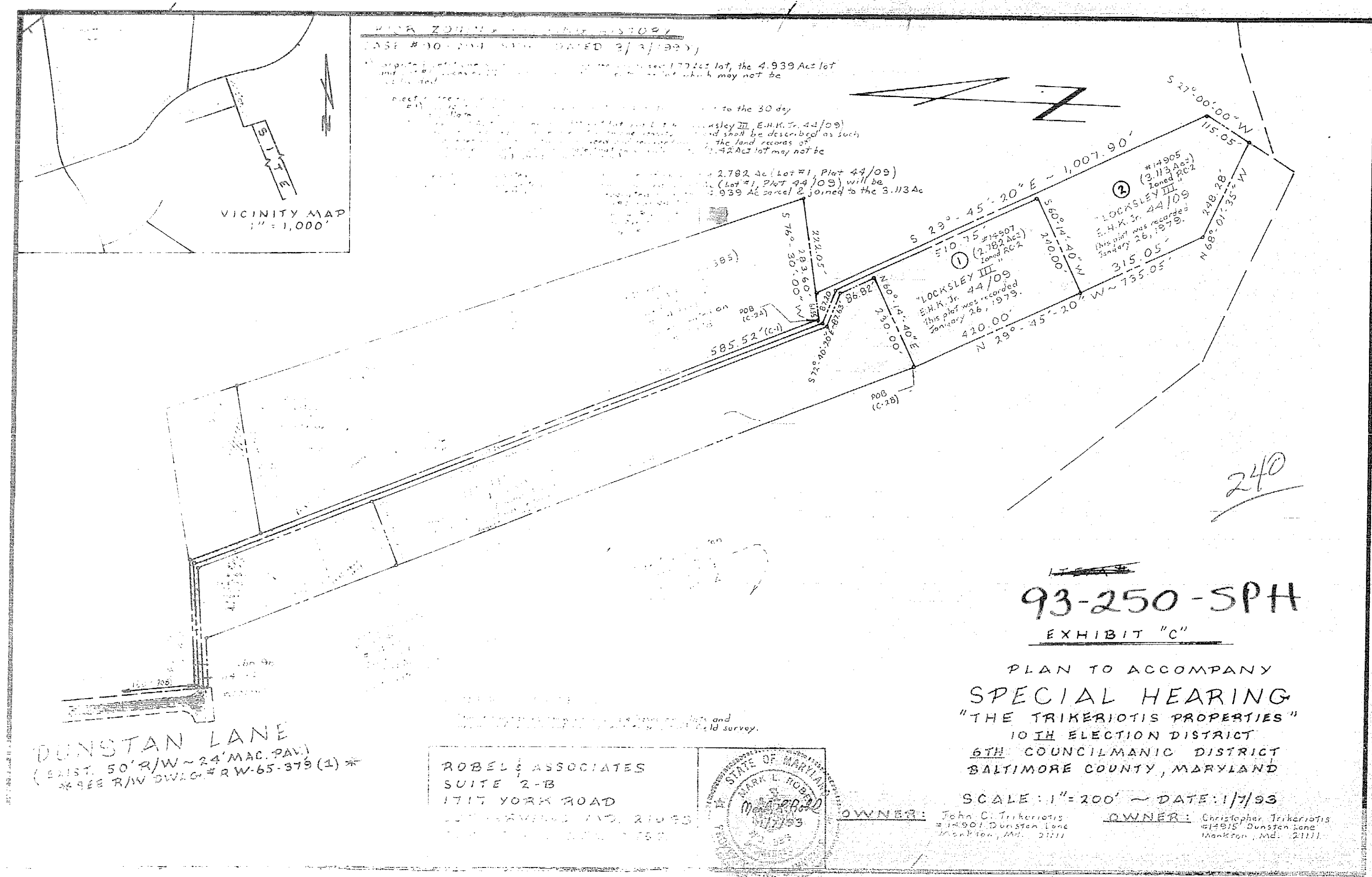
INTER-OFFICE CORRESPONDENCE

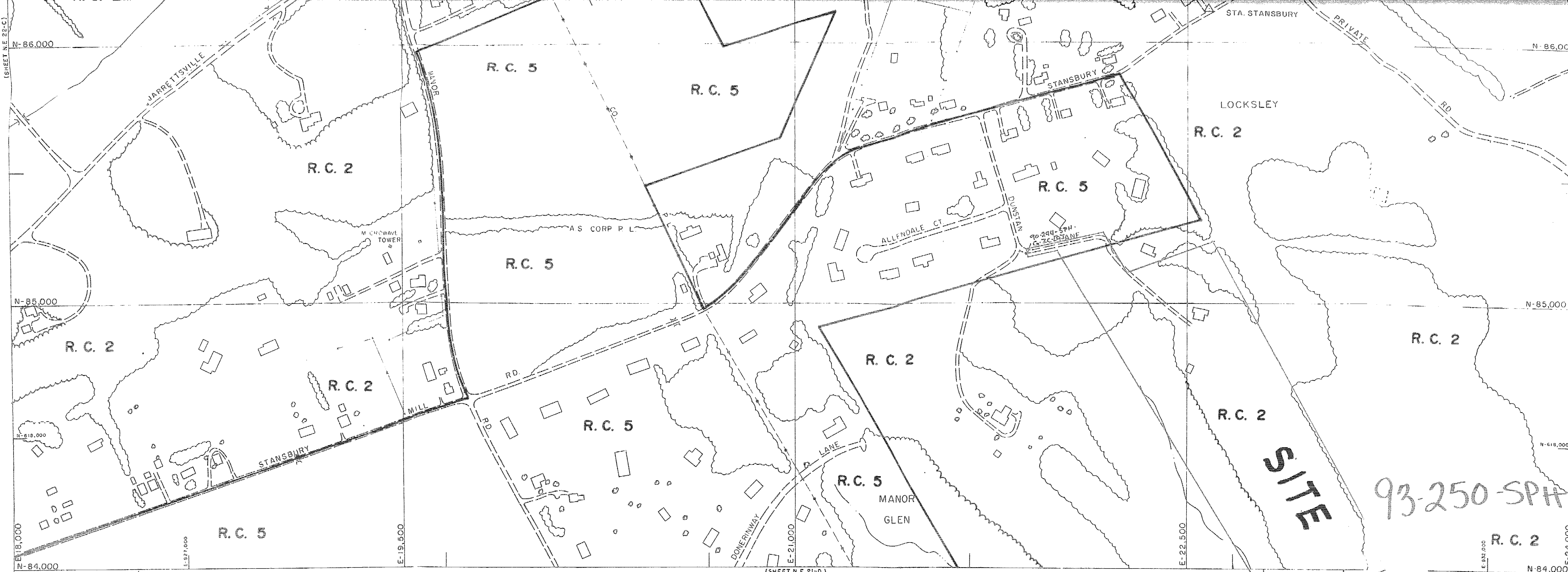
MEMO TO THE FILE

ITEM NO.: 239, 240, and 241

These three petitions were accepted for filing on January 15, 1993
(to be held simultaneously). At the time of the petition appointment
(9:45 a.m.) the owner, Mr. Christopher Trikeriotis, forgot his checkbook
and would return to pay the fees before 4:00 p.m. today. Additionally,
the "proposed" plans for #3 of 3 had to be revised and Mr. Mark Robel of
Vitti, Robel & Associates, Inc. stated that he would revise the plans by
Monday, January 18, 1993. The plans were received however Mr.
Trikeriotis did not return with the fees. After leaving two messages at
his office I sent Mr. Trikeriotis a letter stating that the three
petitions would be dismissed in seven days if we did not receive the
fees. Mr. Trikeriotis mailed the fees in and three more days passed
in processing time.

John J. Sullivan
John J. Sullivan
Planner II





EE-SE

~~1988 COMPREHENSIVE ZONING MAP~~
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
John J. [Signature]
 Chairman, County Council

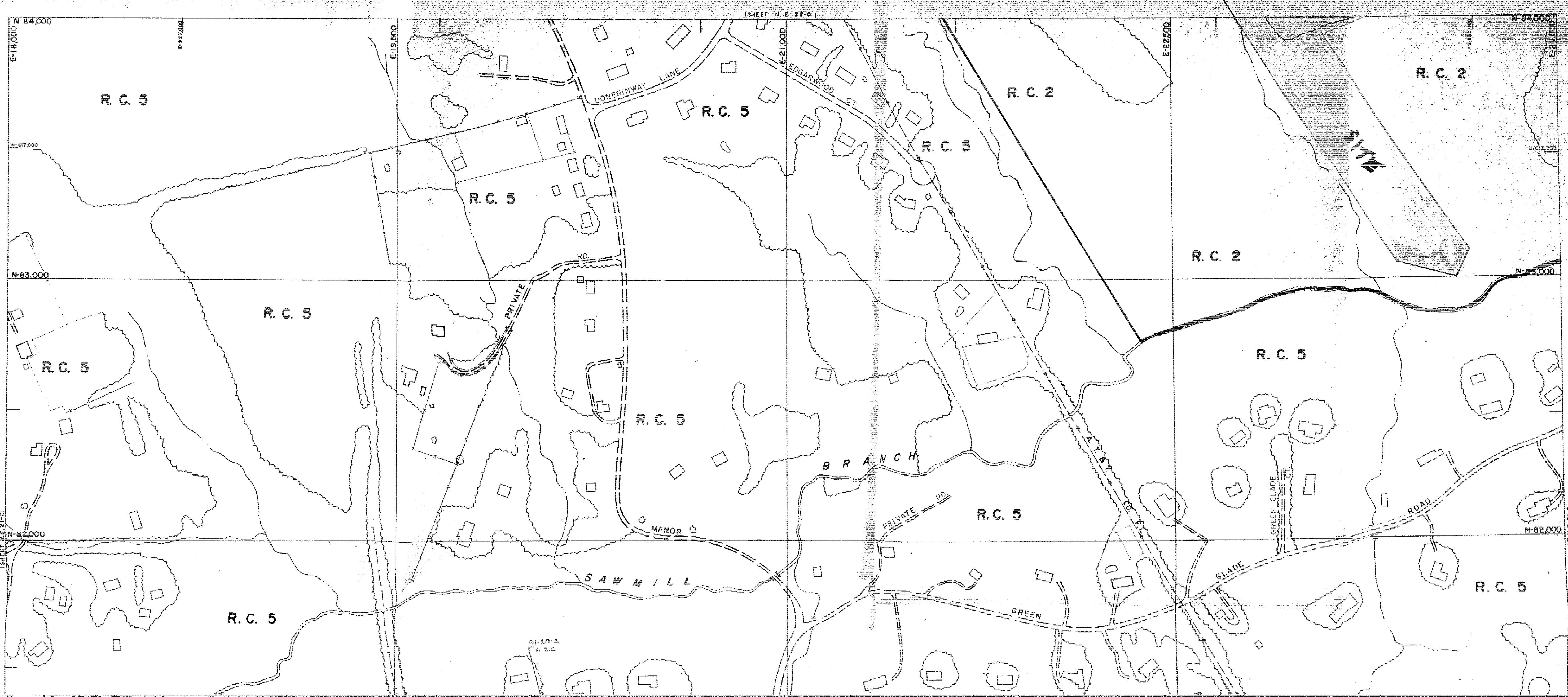
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992
 Bill Nos. 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92
William A. Howard
 Chairman, County Council

SCALE
 1" = 200' ±
 DATE
 OF
 PHOTOGRAPHY
 JANUARY
 1986

LOCATION
 MANOR ROAD AND
 STANSBURY
 MILL ROAD

SHEET
 N.E.
 22-D



IN RE: PETITIONS FOR SPECIAL HEARING
E/S Dunstan Lane, 190' S of the
c/l of Allendale Ct. (14915
Dunstan Lane); End of Dunstan
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(Lots 1 & 2 Locksley III); and
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10th Election District
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Christopher Trikeriotis, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. 93-249-SPH,
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SPH and 93-250-SPH, and in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Within sixty (60) days of the date of this Order, the Petitioners shall cause to be recorded among the Land Records of Baltimore County three (3) separate deeds which identify the three lots created pursuant to this Order. Each deed shall reference this case and the terms and conditions contained herein. A copy of each of the recorded deeds shall be forwarded to the Zoning Administration office for inclusion in the respective case files prior to the issuance of any building permits.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, pursuant to the relief granted in Case No. 93-251-SPH, that the property known as 14901 Dunstan Lane, containing 14.932 acres, more or less, shall have the right to subdivide one time; and,

IT IS FURTHER ORDERED, pursuant to Case No. 90-294-SPH, that the remaining 52.34 acres held by Albert I. Dunstan shall remain as one part and parcel and may not be further subdivided.

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 10, 1993

(410) 887-4386

Mr. & Mrs. Christopher Trikeriotis
14915 Dunstan Lane
Monkton, Maryland 21111

RE: PETITIONS FOR SPECIAL HEARING
E/S Dunstan Lane, 190' S of the c/l of Allendale Ct. (14915 Dunstan Lane); End of Dunstan Lane, 180' S of Allendale Ct. (Lots 1 & 2 Locksley III); and 180' S of a point 294.81' E of End of Dunstan Lane, 170' S of Allendale Ct. (14901 Dunstan Lane and a 4.939 acre lot)
10th Election District - 6th Councilmanic District
Christopher Trikeriotis, et al - Petitioners
Case Nos. 93-249-SPH, 93-250-SPH and 93-251-SPH

Dear Mr. Trikeriotis:

Enclosed please find a copy of the decision rendered in the above-captioned matters. The Petitions for Special Hearing have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. John Trikeriotis
14901 Dunstan Lane, Monkton, Md. 21111

People's Counsel

File

- 5 -

Petition for Special Hearing
93-251-SPH
to the Zoning Commissioner of Baltimore County
for the property located at 14901 Dunstan Lane and 4.939 acre lot created on August 25, 1990 which is presently zoned R-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
John E. Beverly Trikeriotis
Christopher & Judith Trikeriotis
14901 Dunstan Lane
Monkton MD 21111
Phone No. (410) 667-6591
Address 20 S. Charles St. 7th Fl. (410) 332-1110
Baltimore MD 21201
ESTIMATED LENGTH OF HEARING: 15 minutes
The following dates are available for hearing: All OTHER: REVEALED BY: DATE

PETITION FOR SPECIAL HEARING ATTACHMENT

Petitioners request that they be allowed a non-density transfer whereby the 4.939 acre lot created on August 21, 1980 be joined with the 9.93 acre lot with a single family dwelling to create one lot with one right of subdivision. This Petition for Special Hearing adopts and incorporates the Petition for Special Hearing for the property located at 14915 Dunstan Lane and the Petition for Special Hearing for the property located and known as Lots 1 and 2 of Locksley III.

93-251-SPH

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "A"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14901 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

93-251-SPH

Existing #140
is greater

Beginning for the same at the end of the seventh or North 29 Degree 45 Minute 20 Second West, 735.05 foot line of Exhibit "D"; thence:

- 1) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence;
- 2) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point; thence;
- 3) South 25 Degrees 35 Minutes 48 Seconds East, 1,579.99 feet to a point; thence;
- 4) South 72 Degrees 40 Minutes 20 Seconds East, 87.63 feet to a point; thence;
- 5) South 28 Degrees 45 Minutes 20 Seconds East, 86.82 feet to a point; thence;
- 6) South 60 Degrees 14 Minutes 40 Seconds East, 230.00 feet to the place of beginning.

Containing 4.939 Acres (215,143 Square Feet) of land more or less.

Beginning for the same at the end of the second or South 25 Degree 35 Minute 48 Second East, 1,585.52 foot line of Exhibit "D"; thence running reversely with said line the following courses and distances:

- 1) North 25 Degrees 35 Minutes 48 Seconds West, 1,409.00 feet to a point; thence;
- 2) North 75 Degrees 29 Minutes 40 Seconds East, 348.35 feet to a point; thence;
- 3) South 23 Degrees 00 Minutes 00 Seconds East, 1,396.85 feet to a point; thence;
- 4) North 75 Degrees 30 Minutes 00 Seconds East, 283.60 feet to the place of beginning.

Containing 8.893 Acres (435,285 Square Feet) of land more or less.

Combined areas 14.932 Acres of land more or less.

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "B"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14901 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same at the end of the seventh or North 29 Degree 45 Minute 20 Second West, 735.05 foot line of Exhibit "D"; thence:

- 1) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence;
- 2) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point; thence;
- 3) South 25 Degrees 35 Minutes 48 Seconds East, 1,579.99 feet to a point; thence;
- 4) South 72 Degrees 40 Minutes 20 Seconds East, 87.63 feet to a point; thence;
- 5) South 28 Degrees 45 Minutes 20 Seconds East, 86.82 feet to a point; thence;
- 6) South 60 Degrees 14 Minutes 40 Seconds East, 230.00 feet to the place of beginning.

Containing 4.939 Acres (215,143 Square Feet) of land more or less.

93-251-SPH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 93-251-SPH Towson, Maryland

District: 10th
Posted for: Special Hearing
Petitioner: Christopher Trikeriotis, et al.
Location of property: End of Dunstan Lane, 17th St. Middle Ct. E.
Location of Sign: Rt. end of Dunstan Lane
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of Posting: 2/1/93
Date of return: 2/12/93

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2111, 1993
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 3 successive weeks, the first publication appearing on 2/11, 1993

THE JEFFERSONIAN,

S. Zeke Orlum
Publisher

\$71.43



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

Date

93-251-SPH
RECEIVED
BALTIMORE COUNTY
ZONING DEPARTMENT
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TOTAL: \$50.00

\$50.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 2-17-93

Christopher Trikeriotis
20 S. Charles Street - 7th Floor
Baltimore, Maryland 21201

RE: CASE NUMBER: 93-251-SPH (Item 241)
180' S of a point which is 294.81' E of end of Dunstan Lane, at a point 170' S of Allendale Court
14901 Dunstan Lane and 4.939 acre lot created on 8/21/80
10th Election District - 6th Councilmanic
Legal Owner(s): Christopher Trikeriotis and Judith Lee Trikeriotis and
John Trikeriotis and Beverly Trikeriotis
Contract Purchase(s): John Trikeriotis and Beverly Trikeriotis
HEARING: WEDNESDAY, MARCH 3, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 71.43 is due for advertising and posting of the above captioned property and hearing data.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

[Signature]

ARNOLD JARLAN
DIRECTOR

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

FEB. 04 1993 (410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-251-SPH (Item 241)
180' S of a point which is 294.81' E of end of Dunstan Lane, at a point 170' S of Allendale Court
14901 Dunstan Lane and 4.939 acre lot created on 8/21/80
10th Election District - 6th Councilmanic
Legal Owner(s): Christopher Trikeriotis and Judith Lee Trikeriotis and
John Trikeriotis and Beverly Trikeriotis
Contract Purchase(s): John Trikeriotis and Beverly Trikeriotis
HEARING: WEDNESDAY, MARCH 3, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse.

Special Hearing to allow a non-density transfer whereby the 4.939 acre lot created on August 21, 1980 be joined with the 9.93 acre lot with a single family dwelling to create one lot with one right of subdivision. This Petition for Special Hearing adopts and incorporates the Petition for Special Hearing for the property located at 14915 Dunstan Lane and the Petition for Special Hearing for the property located and known as Lots 1 and 2 of Locksley III.

[Signature]

ARNOLD JARLAN
Director

cc: John and Beverly Trikeriotis
Christopher and Judith Trikeriotis
Christopher Trikeriotis

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 24, 1993

Christopher Trikeriotis, Esquire
20 S. Charles Street 7th floor
Baltimore, MD 21201

RE: Case No. 93-251-SPH, Item No. 241
Petitioner: John and Beverly Trikeriotis, et al
Petition for Special Hearing

Dear Mr. Trikeriotis:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on January 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

93-351-58 3-3-93
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: February 22, 1993

SUBJECT: Trikeriotis Properties

INFORMATION:

Item Number: 239, 240 and 241

Petitioner: Christopher Trikeriotis

Property Size: _____

Zoning: R.C. 2

Requested Action: Special Hearing

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:


1. It does not appear to be appropriate to separate the 4.939 acre parcel from the 1.74 acre lot and the Lot 1 of Locksley III because the 4.939 acre parcel will not have access to Dunstan Lane.
2. It does not appear to be appropriate to join the 4.939 acre parcel with the 9.93 acre parcel, to create one lot with one right of subdivision because: (1) the two parcels are not contiguous and (2) the 4.939 acre parcel still will not have access to Dunstan Lane.

Prepared by: *Jeffrey H. Long*

Division Chief: *Pat Keller*

PK/UL:lw

239.ZAC/ZACI Pg. 1

 Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-11-93

Re: Baltimore County
Item No: 241 (JJS)

Mr. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 563-0451 D.C. Metro - 1-800-492-5026 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: Feb. 18, 1993

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: Feb. 8, 1993

There are no comments on item numbers 239, 240, 241, 254, 256, 257, 259, 260, 261, 262, 263, 264, 267 and 268

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
FEB 18 1993
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 10, 1993

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #241
Trikeriotis Property - 14901 Dunstan Lane
Zoning Advisory Committee Meeting of February 8, 1993

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Ground Water Management Comments - Soil percolation tests for the Locksley III subdivision have expired. Petitioner should contact the Division of Ground Water Management to determine whether additional tests are required.

Conveyance of property, used or intended for use as a residence and not served by public water, shall comply with the provisions for water wells of Title 35 Article II of the Baltimore County Code.

LP:sp

TRIKER/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5401

FEBRUARY 18, 1993 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

PE: Property Owner: CHRISTOPHER AND JUDITH LEE TRIKERIOTIS
JOHN AND BEVERLEY TRIKERIOTIS

Location: #14901 DUNSTAN LANE

Item No.: 241(JJS) Zoning Agenda: FEBRUARY 8, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Noted and Approved*
Planning Group Fire Prevention Bureau
Special Inspection Division

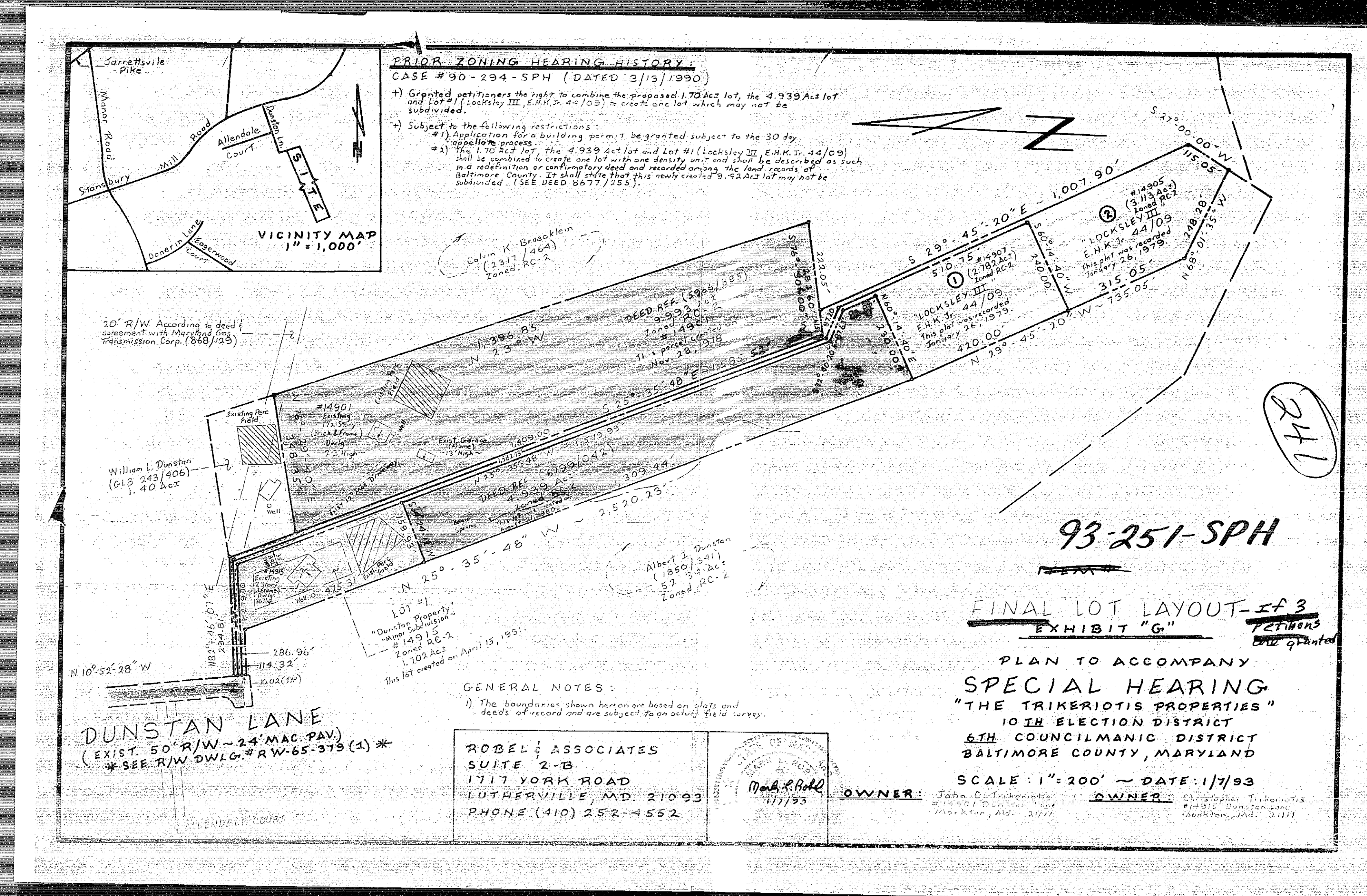
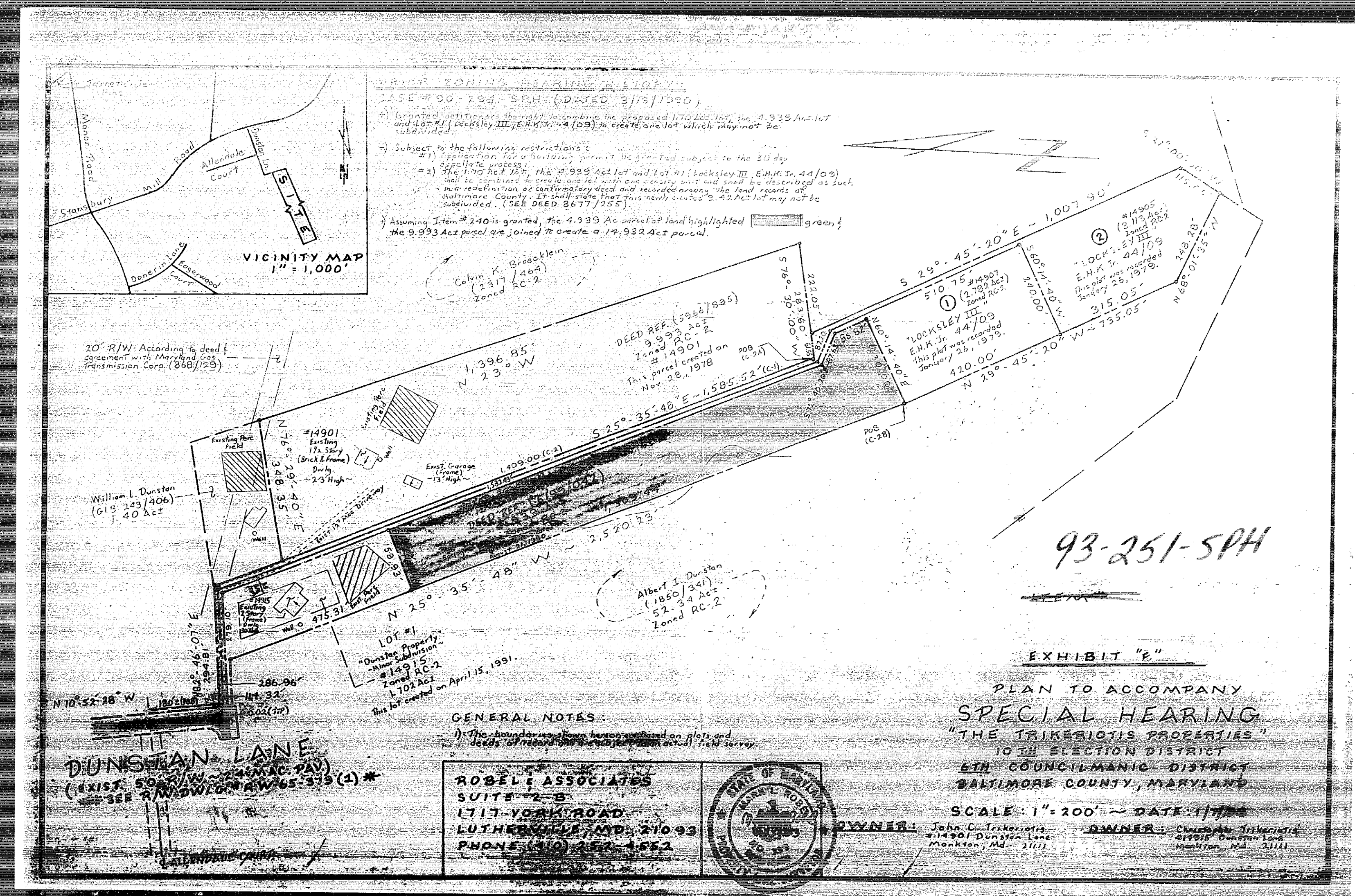
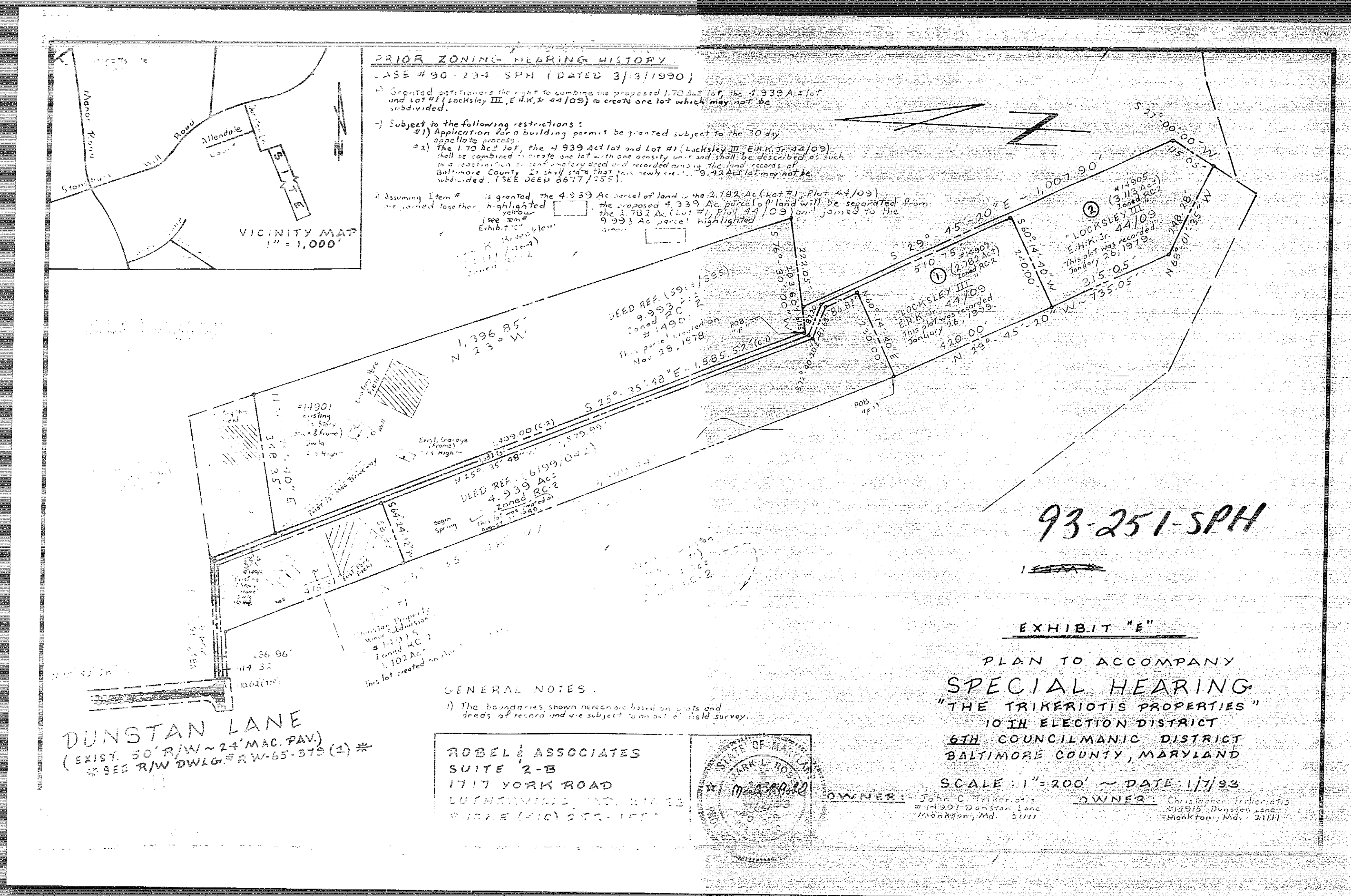
JP/PEK

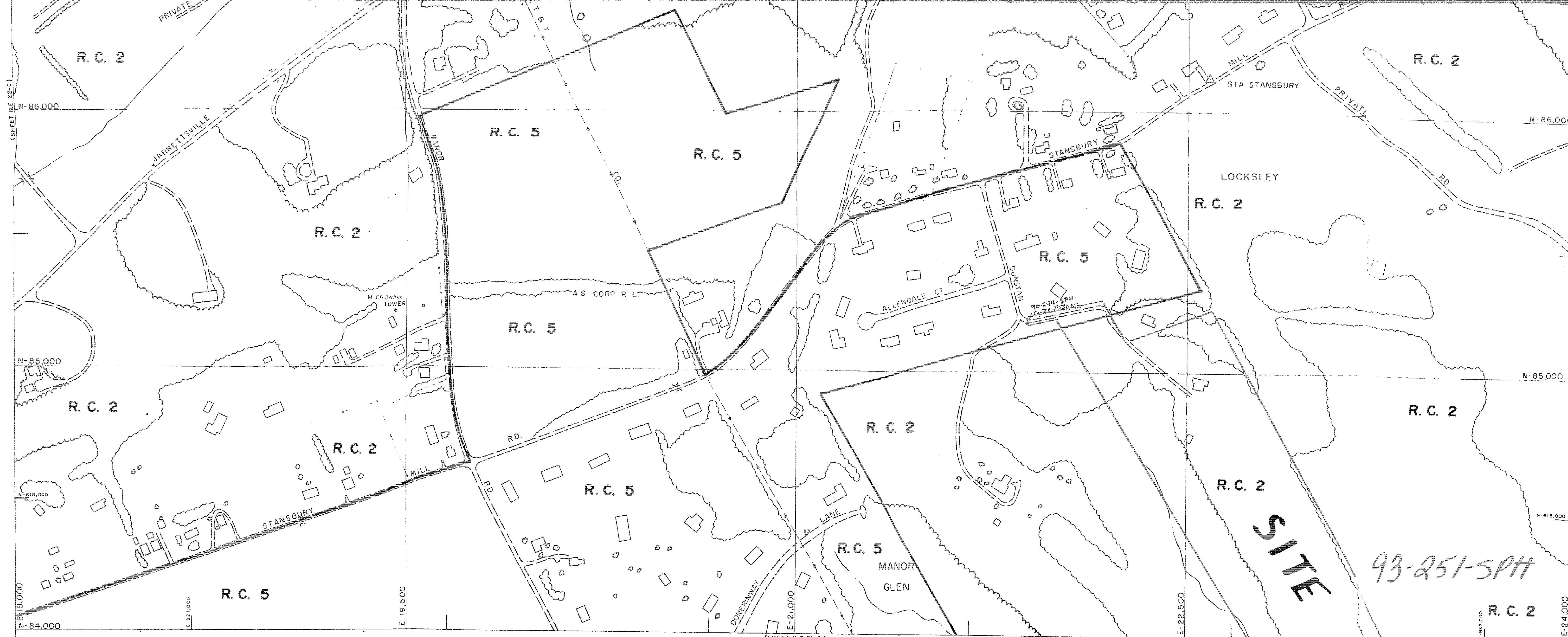
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

MEMO TO THE FILE
ITEM NO.: 239, 240, and 241

These three petitions were accepted for filing on January 15, 1993 (to be held simultaneously). At the time of the petition appointment (9:45 a.m.) the owner, Mr. Christopher Trikeriotis, forgot his checkbook and would return to pay the fees before 4:00 p.m. today. Additionally, the "proposed" plans for #3 of 3 had to be revised and Mr. Mark Nobel of Vittit, Nobel & Associates, Inc. stated that he would revise the plans by Monday, January 18, 1993. The plans were received however Mr. Trikeriotis did not return with the fees. After leaving two messages at his office I sent Mr. Trikeriotis a letter stating that the three petitions would be dismissed in seven days if we did not receive the fees. Mr. Trikeriotis mailed the fees in and three more days passed in processing time.

John J. Sullivan
John J. Sullivan
Planner II





1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 11, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Del. J. L. [Signature]
Chairman, County Council

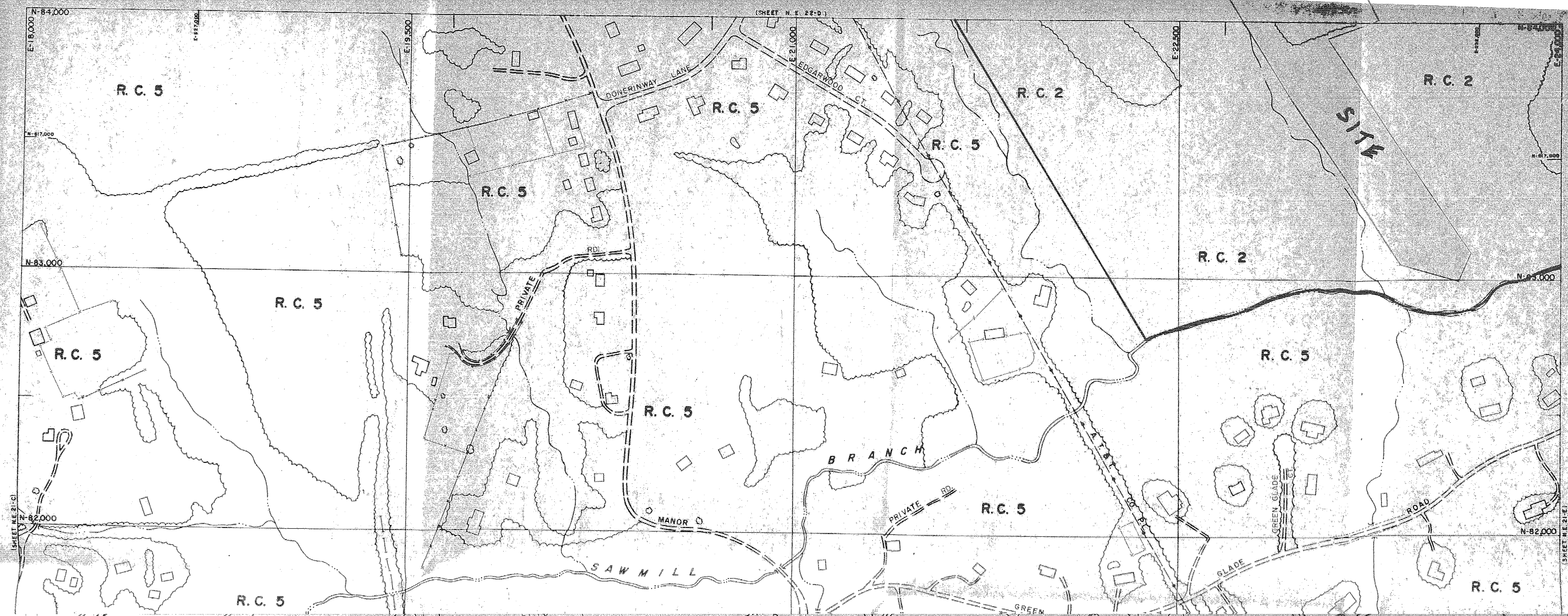
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92

William D. Howard Jr.
Chairman, County Council

SCALE 1" = 200' ±	LOCATION MANOR ROAD AND STANSBURY MILL ROAD	DATE OF PHOTOGRAPHY JANUARY 1986	SHEET N. E. 22-D
----------------------	--	---	------------------------

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



PETITION FOR SPECIAL HEARING ATTACHMENT

Petitioners request that prior case 90-294SPM be amended to permit reconfiguration and for non-density transfer of lots to allow ownership of Lot 1 of Locksley III and the 4.939 acre parcel created on August 21, 1980 to pass onto John C. Trikeriotis, Petitioners father and thereby separating the 1.74 acre lot with a single family dwelling from the two (2) lots above-mentioned.

90-249-S/H

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "A"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14915 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same on the East side of Dunstan Lane (50 Foot Right-of-Way), at a distance of 180 feet South of the centerline of the nearest improved street which is Allendale Court (50 Foot Right-of-Way); thence leaving said Dunstan Lane and running the following courses and distances:

- 1) North 82 Degrees 46 Minutes 07 Seconds East, 286.96 feet to a point; thence:
- 2) South 25 Degrees 35 Minutes 48 Seconds East, 1,582.43 feet to a point; thence:
- 3) South 72 Degrees 40 Minutes 20 Seconds East, 87.20 feet to a point; thence:
- 4) South 29 Degrees 45 Minutes 20 Seconds East, 510.75 feet to a point; thence:
- 5) South 60 Degrees 14 Minutes 40 Seconds West, 240.00 feet to a point; thence:
- 6) North 29 Degrees 45 Minutes 20 Seconds West, 420.00 feet to a point; thence:
- 7) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence:
- 8) North 25 Degrees 35 Minutes 48 Seconds West, 475.31 feet to a point; thence:
- 9) South 82 Degrees 46 Minutes 07 Seconds West, 114.32 feet to a point; thence:
- 10) North 10 Degrees 52 Minutes 28 Seconds West, 20.04 feet to the place of beginning.

Containing 9.423 Acres (410,66 Square Feet) of land more or less.

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "B-1"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14915 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same on the East side of Dunstan Lane (50 Foot Right-of-Way), at a distance of 190 feet South of the centerline of the nearest improved street which is Allendale Court (50 Foot Right-of-Way); thence leaving said Dunstan Lane and running the following courses and distances:

- 1) North 82 Degrees 46 Minutes 07 Seconds East, 279.10 feet to a point; thence:
- 2) South 25 Degrees 35 Minutes 48 Seconds East, 433.09 feet to a point; thence:
- 3) South 64 Degrees 24 Minutes 12 Seconds West, 158.93 feet to a point; thence:
- 4) North 25 Degrees 35 Minutes 48 Seconds West, 475.31 feet to a point; thence:
- 5) South 82 Degrees 46 Minutes 07 Seconds West, 114.32 feet to a point; thence:
- 6) North 10 Degrees 52 Minutes 28 Seconds West, 10.02 feet to the place of beginning.

Containing 1.702 Acres (74,139 Square Feet) of land more or less.

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "B-2"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14907 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same on the East side of Dunstan Lane (50 Foot Right-of-Way), at a distance of 180 feet South of the centerline of the nearest improved street which is Allendale Court (50 Foot Right-of-Way); thence leaving said Dunstan Lane and running the following courses and distances:

- 1) North 82 Degrees 46 Minutes 07 Seconds East, 286.96 feet to a point; thence:
- 2) South 25 Degrees 35 Minutes 48 Seconds East, 1,582.43 feet to a point; thence:
- 3) South 72 Degrees 40 Minutes 20 Seconds East, 87.20 feet to a point; thence:
- 4) South 29 Degrees 45 Minutes 20 Seconds East, 510.75 feet to a point; thence:
- 5) South 60 Degrees 14 Minutes 40 Seconds West, 240.00 feet to a point; thence:
- 6) North 29 Degrees 45 Minutes 20 Seconds West, 420.00 feet to a point; thence:
- 7) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence:
- 8) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point; thence:
- 9) North 25 Degrees 35 Minutes 48 Seconds West, 433.09 feet to a point; thence:
- 10) South 82 Degrees 46 Minutes 07 Seconds West, 297.10 feet to a point; thence:
- 11) North 10 Degrees 52 Minutes 28 Seconds West, 10.02 feet to the place of beginning.

Containing 7.721 Acres (336,327 Square Feet) of land more or less.

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "C"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14907 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same on the East side of Dunstan Lane (50 Foot Right-of-Way), at a distance of 180 feet South of the centerline of the nearest improved street which is Allendale Court (50 Foot Right-of-Way); thence leaving said Dunstan Lane and running the following courses and distances:

- 1) North 82 Degrees 46 Minutes 07 Seconds East, 286.96 feet to a point; thence:
- 2) South 25 Degrees 35 Minutes 48 Seconds East, 1,582.43 feet to a point; thence:
- 3) South 72 Degrees 40 Minutes 20 Seconds East, 87.20 feet to a point; thence:
- 4) South 29 Degrees 45 Minutes 20 Seconds East, 510.75 feet to a point; thence:
- 5) South 60 Degrees 14 Minutes 40 Seconds West, 240.00 feet to a point; thence:
- 6) North 29 Degrees 45 Minutes 20 Seconds West, 420.00 feet to a point; thence:
- 7) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence:
- 8) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point; thence:
- 9) North 25 Degrees 35 Minutes 48 Seconds West, 433.09 feet to a point; thence:
- 10) South 82 Degrees 46 Minutes 07 Seconds West, 297.10 feet to a point; thence:
- 11) North 10 Degrees 52 Minutes 28 Seconds West, 10.02 feet to the place of beginning.

Containing 7.721 Acres (336,327 Square Feet) of land more or less.

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "D"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14905 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same on the East side of Dunstan Lane (50 Foot Right-of-Way), at a distance of 170 feet South of the centerline of the nearest improved street which is Allendale Court (50 Foot Right-of-Way); thence leaving said Dunstan Lane and running the following courses and distances:

- 1) North 82 Degrees 46 Minutes 07 Seconds East, 294.81 feet to a point; thence:
- 2) South 25 Degrees 35 Minutes 48 Seconds East, 1,585.52 feet to a point; thence:
- 3) North 76 Degrees 30 Minutes 00 Seconds East, 61.55 feet to a point; thence:
- 4) South 29 Degrees 45 Minutes 20 Seconds East, 1,007.90 feet to a point; thence:
- 5) South 27 Degrees 00 Minutes 00 Seconds West, 115.05 feet to a point; thence:
- 6) North 68 Degrees 01 Minutes 35 Seconds West, 248.28 feet to a point; thence:
- 7) North 29 Degrees 45 Minutes 20 Seconds West, 735.05 feet to a point; thence:
- 8) North 60 Degrees 14 Minutes 40 Seconds East, 230.00 feet to a point; thence:
- 9) North 29 Degrees 45 Minutes 20 Seconds West, 86.82 feet to a point; thence:
- 10) North 72 Degrees 40 Minutes 20 Seconds West, 87.63 feet to a point; thence:
- 11) North 25 Degrees 35 Minutes 48 Seconds West, 1,579.99 feet to a point; thence:
- 12) South 82 Degrees 46 Minutes 07 Seconds West, 279.10 feet to a point; thence:
- 13) North 10 Degrees 52 Minutes 28 Seconds West, 20.04 feet to the place of beginning.

Containing 5.095 Acres (256,786 Square Feet) of land more or less.

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "E"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14901 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same at the end of the second or South 25 Degree 35 Minute 48 Second East, 1,585.52 foot line of Exhibit "D"; thence running reversely with said line the following courses and distances:

- 1) North 25 Degrees 35 Minutes 48 Seconds West, 1,409.00 feet to a point; thence:
- 2) North 76 Degrees 29 Minutes 40 Seconds East, 348.35 feet to a point; thence:
- 3) South 23 Degrees 00 Minutes 00 Seconds East, 1,396.85 feet to a point; thence:
- 4) North 76 Degrees 30 Minutes 00 Seconds East, 283.60 feet to the place of beginning.

Containing 9.993 Acres (435,295 Square Feet) of land more or less.

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B
Lutherville, Maryland 21093
252-4552

EXHIBIT "F"
ZONING DESCRIPTION
For
THE TRIKERIOTIS PROPERTY
#14901 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same at the end of the seventh or North 29 Degree 45 Minute 20 Second West, 735.05 foot line of Exhibit "D"; thence:

- 1) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence:
- 2) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point; thence:
- 3) South 25 Degrees 35 Minutes 48 Seconds East, 1,579.99 feet to a point; thence:
- 4) South 72 Degrees 40 Minutes 20 Seconds East, 87.63 feet to a point; thence:
- 5) South 29 Degrees 45 Minutes 20 Seconds East, 86.82 feet to a point; thence:
- 6) South 60 Degrees 14 Minutes 40 Seconds East, 230.00 feet to the place of beginning.

Containing 4.939 Acres (215,143 Square Feet) of land more or less.

Beginning for the same at the end of the second or South 25 Degree 35 Minute 48 Second East, 1,585.52 foot line of Exhibit "D"; thence running reversely with said line the following courses and distances:

- 1) North 25 Degrees 35 Minutes 48 Seconds West, 1,409.00 feet to a point; thence:
- 2) North 76 Degrees 29 Minutes 40 Seconds East, 348.35 feet to a point; thence:
- 3) South 23 Degrees 00 Minutes 00 Seconds East, 1,396.85 feet to a point; thence:
- 4) North 76 Degrees 30 Minutes 00 Seconds East, 283.60 feet to the place of beginning.

Containing 9.993 Acres (435,295 Square Feet) of land more or less.

Combined areas 14.932 Acres of land more or less.

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 20
Lutherville, Maryland 21093
252-4552

EXHIBIT "F"
ZONING DESCRIPTION
FOR
THE TRIKERIOTIS PROPERTY
#14501 Dunstan Lane
10th Election District
6th Councilmanic District
Baltimore County, Maryland

Beginning for the same at the end of the seventh or North 29 Degree 45 Minute 20 Second West, 735.05 foot line of Exhibit "D"; thence:

- 1) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point, thence;
- 2) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point, thence;
- 3) South 25 Degrees 35 Minutes 48 Seconds East, 1,579.99 feet to a point, thence;
- 4) South 72 Degrees 40 Minutes 20 Seconds East, 87.63 feet to a point, thence;
- 5) South 29 Degrees 45 Minutes 20 Seconds East, 86.82 feet to a point, thence;
- 6) South 60 Degrees 14 Minutes 40 Seconds East, 230.00 feet to the place of beginning.

Containing 4.939 Acres (215,143 Square Feet) of land more or less.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 2/11/93
Posted for: Special Hearing
Petitioner: C. S. Trikeriotis, et al. 240-241
Location of property: 11th & Dunstan Lane, 11th & Dunstan Lane
Location of Sign: at end of Dunstan Lane
Remarks: None
Posted by: [Signature] Date of return: 2/12/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/11, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/11, 1993

THE JEFFERSONIAN,

S. Zake Orlean
Publisher

7/1/93

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

Date: 1/15/93 119300299
PUBLIC HEARING FEES QTY PRICE
030 -SPECIAL HEARING (1RL) 1 X \$50.00
TOTAL: \$50.00
LAST NAME OF OWNER: TRIKERIOTIS

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

Date: 1/15/93 119300299
PUBLIC HEARING FEES QTY PRICE
030 -SPECIAL HEARING (1RL) 1 X \$50.00
TOTAL: \$50.00
LAST NAME OF OWNER: TRIKERIOTIS

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD. 21204

DATE: 2/12/93

Christopher Trikeriotis
20 S. Charles Street
Baltimore, Maryland 21201

RE: CASE NUMBER: 93-249-SPH (Item 239)
E/S Dunstan Lane, 190' S of c/1 Allendale Court
14915 Dunstan Lane
10th Election District - 6th Councilmanic
Legal Owner(s): Christopher Trikeriotis and Judith Lee Trikeriotis
Contract Purchaser(s): John Trikeriotis and Beverly Trikeriotis
HEARING: WEDNESDAY, MARCH 3, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 71.43 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD. 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-249-SPH (Item 239)
E/S Dunstan Lane, 190' S of c/1 Allendale Court
14915 Dunstan Lane
10th Election District - 6th Councilmanic
Legal Owner(s): Christopher Trikeriotis and Judith Lee Trikeriotis
Contract Purchaser(s): John Trikeriotis and Beverly Trikeriotis
HEARING: WEDNESDAY, MARCH 3, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse.

Special hearing for approval to amend prior case #90-294-SPH to permit reconfiguration and non-density transfer of lots to allow ownership of Lot 1 of Locksley III and the 4.939 acre parcel created on August 22, 1980 to pass onto John C. Trikeriotis, Petitioner's father and, thereby, separating the 1.74 acre lot with a single family dwelling from the two (2) lots above-mentioned.

Arnold Jablon
Director

cc: John & Beverly Trikeriotis
Christopher & Judith Trikeriotis
Christopher Trikeriotis

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

February 24, 1993

(410) 887-3353

Christopher Trikeriotis, Esquire
20 S. Charles Street 7th floor
Baltimore, MD 21201

RE: Case No. 93-249-SPH, Item No. 239
Petitioner: Christopher and Judith
Trikeriotis, et al
Petition for Special Hearing

Dear Mr. Trikeriotis:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on January 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: February 22, 1993

SUBJECT: Trikeriotis Properties

INFORMATION:

Item Number: (239) 240 and 241

Petitioner: Christopher Trikeriotis

Property Size: _____

Zoning: R.C. 2

Requested Action: Special Hearing

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

1. It does not appear to be appropriate to separate the 4.939 acre parcel from the 1.74 acre lot and the Lot 1 of Locksley III because the 4.939 acre parcel will not have access to Dunstan Lane.
2. It does not appear to be appropriate to join the 4.939 acre parcel with the 9.93 acre parcel to create one lot with one right of subdivision because: (1) the two parcels are not contiguous and (2) the 4.939 acre parcel still will not have access to Dunstan Lane.

Prepared by: Jeffrey M. Long

Division Chief: Carol L. Lewis

PK/JL:lw

239.ZAC/ZAC1

Pg. 1

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 93-249-SPH

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

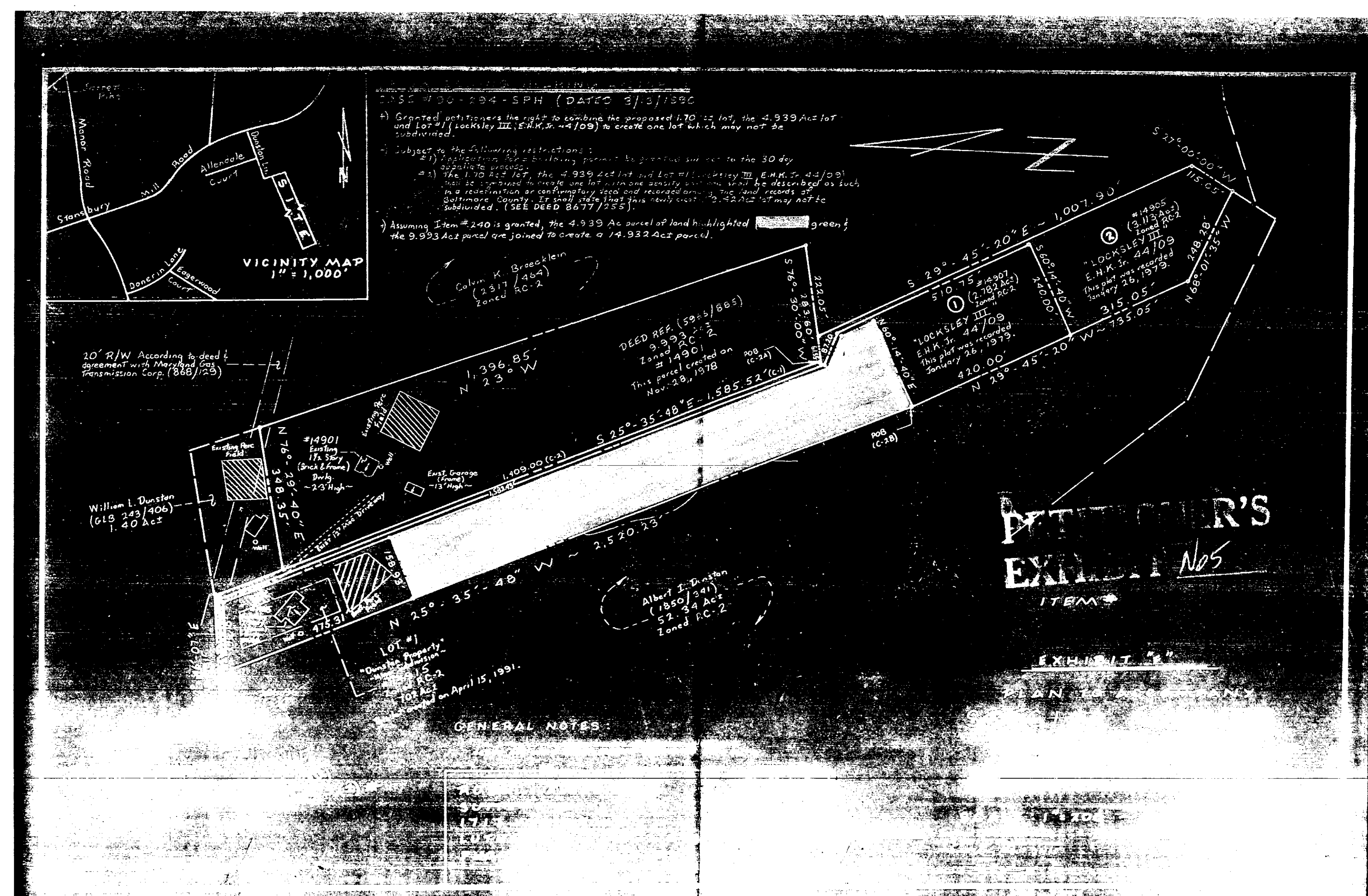
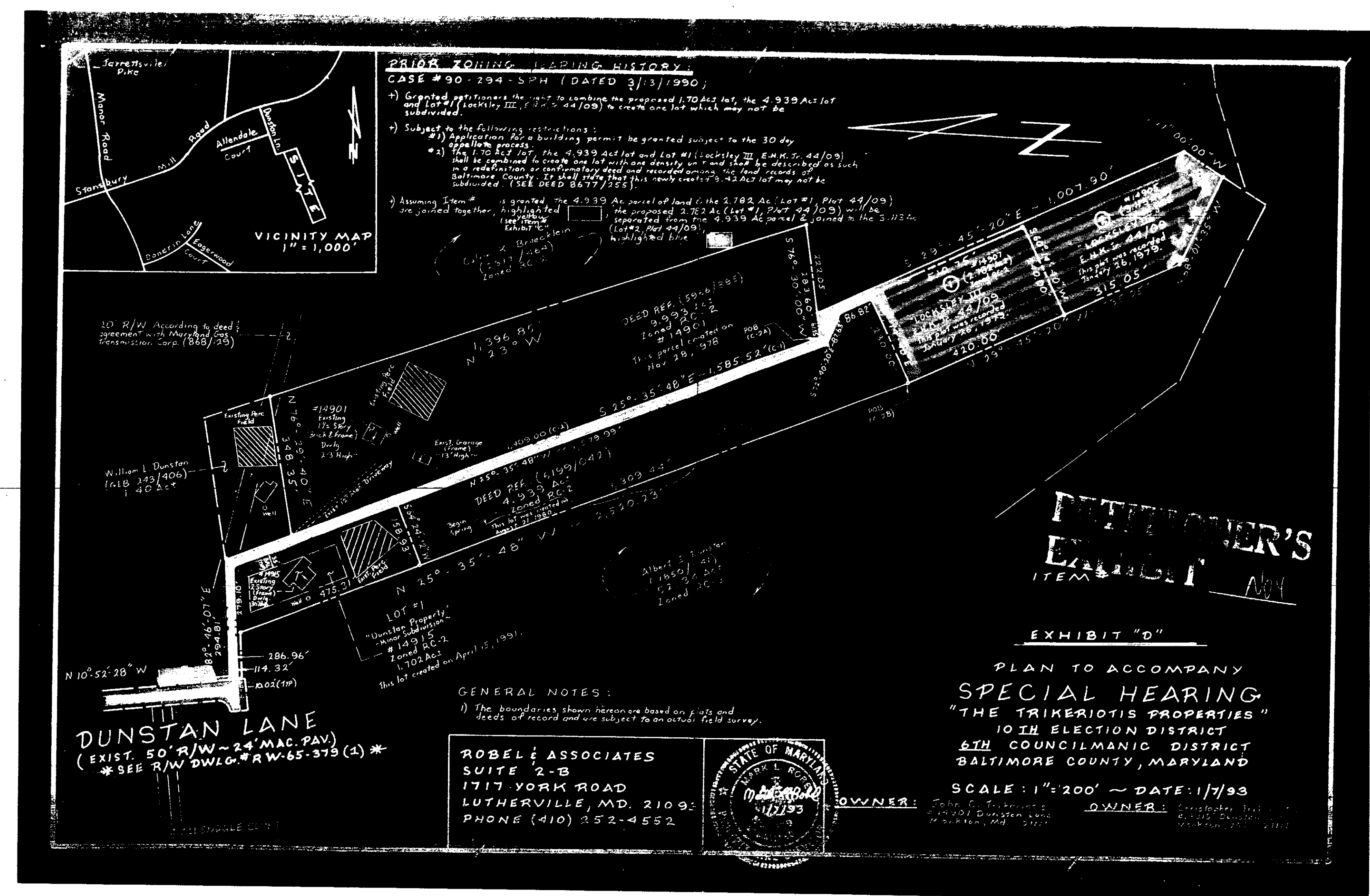
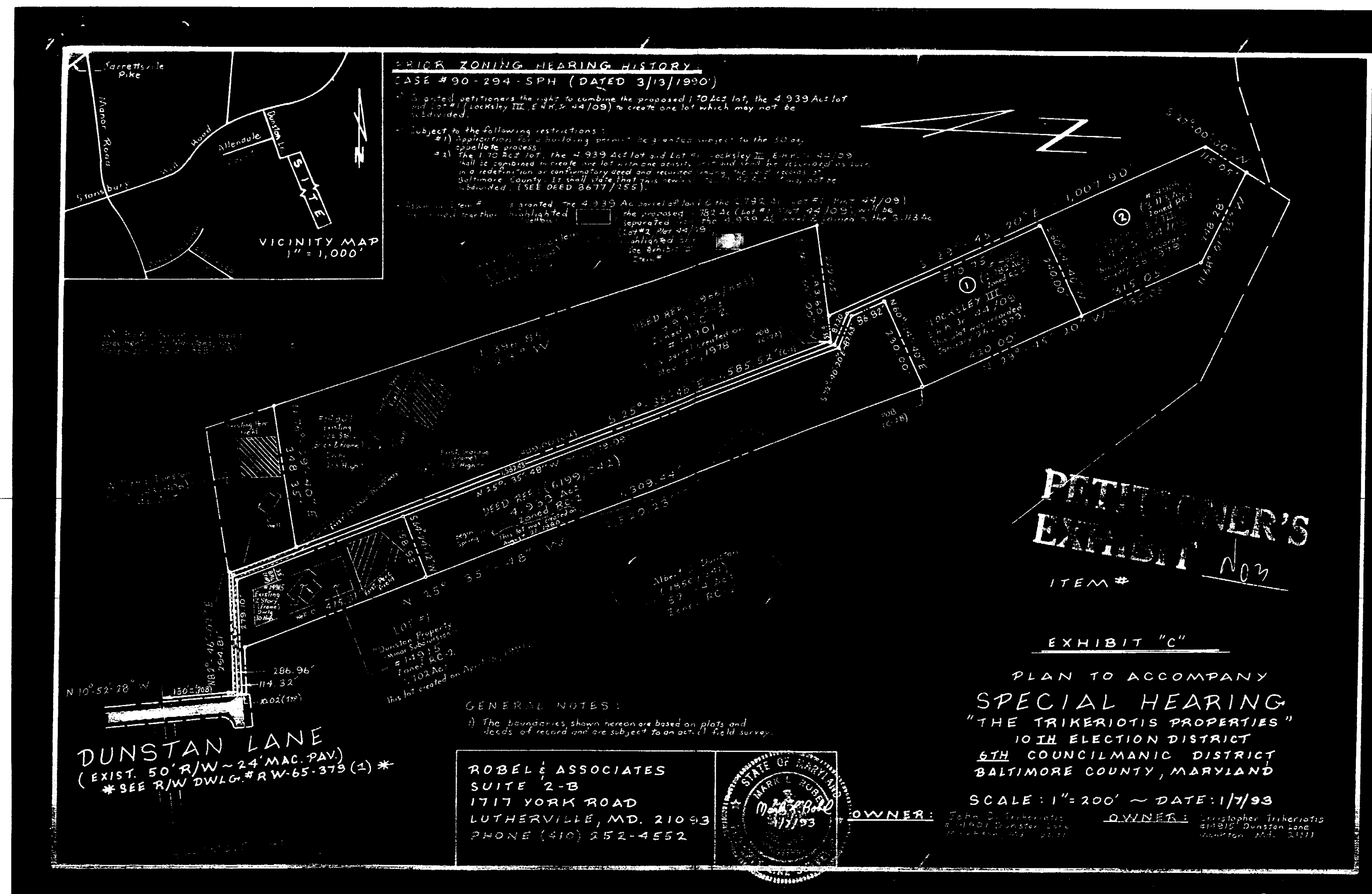
Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-3451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



IN RE: PETITIONS FOR SPECIAL HEARING
E/S Dunstan Lane, 190' S of the
c/l of Allendale Ct. (14915
Dunstan Lane); End of Dunstan
Lane, 180' S of Allendale Ct.
(Lots 1 & 2 Locksley III); and
180' S of a point 294.81' E of
end of Dunstan Lane, 170' S of
Allendale Ct. (14901 Dunstan
Lane & 4.939 acre lot)
10th Election District
6th Councilmanic District
Christopher Trikeriotis, et al
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Hearing filed by the owners of the subject properties, Christopher and Judith Trikeriotis, and John and Beverly Trikeriotis. In Case No. 93-249-SPH, the Petitioners request an amendment to previous Case No. 90-294-SPH to permit a reconfiguration of the subject property known as 14915 Dunstan Lane, containing 9.423 acres, more or less, to permit a separation of 1.74 acres containing the existing improvements, and a non-density transfer of the remaining 2.782 acres (Lot 1 of Locksley III) and 4.939 acres to John C. Trikeriotis, the Petitioner's father. In Case No. 93-250-SPH, the Petitioners request approval of a non-density transfer of Lot 1 of Locksley III (the 2.782 acre parcel) to Lot 2 of Locksley III to create one lot with one (1) density unit, pursuant to the relief granted in Case No. 93-249-SPH. In Case No. 93-251-SPH, the Petitioners request approval of a non-density transfer of the 4.939 acre parcel in Case No. 93-249-SPH to a 9.93 acre parcel owned by John C. Trikeriotis, known as 14901 Dunstan Lane, to create one lot containing 14.932 acres, more or less, with one right of subdivision, pursuant to the relief granted in

Case Nos. 93-249-SPH and 93-250-SPH. The relief requested is more particularly described on Petitioner's Exhibits 1 through 7, inclusive.

Appearing on behalf of the Petitions were Christopher Trikeriotis, property owner, and John Trikeriotis, Petitioner's father. Also appearing on behalf of the Petitions were Mark L. Nobel, Registered Property Line Surveyor, and Albert Dunstan, adjoining property owner and prior owner of the property in question. There were no Protestants.

As to Case No. 93-249-SPH, testimony indicated that the subject property, known as 14915 Dunstan Lane, consists of 9.423 acres more or less, zoned R.C. 2, and is improved with a two-story dwelling which is the residence of Christopher and Judith Trikeriotis. Said property was the subject of Case No. 90-294-SPH in which the prior owner, Albert Dunstan, subdivided his property and the Petitioners were granted a non-density transfer of 1.74 acres, which, pursuant to the Order, were combined with the 4.939 acre parcel and Lot 1 of Locksley III to create one lot of record, with one density unit. This relief is more particularly described on Petitioner's Exhibit 1, which describes the property as it exists today. It is important to note that this tract of land has only one (1) density unit, which was utilized as a result of the existing dwelling.

The Petitioners now come before this Zoning Commissioner requesting a modification of the relief granted in Case No. 90-294-SPH to permit a separation of the 4.939 acre parcel and Lot 1 of Locksley III from the remaining 1.74 acres, to create two separate lots, one containing 1.74 acres, and the other containing the remaining 7.721 acres, as more particularly described on Petitioner's Exhibits 2 and 3. As previously stated, there was only one (1) density unit attributable to this particular tract of land, which has since been utilized by the dwelling constructed on the

- 2 -

1.74 acre parcel. Therefore, the two lots being separated from the 1.74 acre lot will not have any density units associated with them.

The Petitioners then request, pursuant to Case No. 93-250-SPH, a non-density transfer of Lot 1 of Locksley III, containing 2.782 acres, more or less, from the parcel created pursuant to Case No. 93-249-SPH, to Lot 2 of Locksley III, containing 3.113 acres, more or less, the net effect of which will create one lot with a combined total of 5.895 acres, more or less, as more particularly described on Petitioner's Exhibit 4. Lot 2 of Locksley III enjoys one (1) density unit. Inasmuch as Lot 1 of Locksley III had no density associated with it, Lots 1 and 2 of Locksley III combined will have only one (1) density unit attributable to that property.

Lastly, the Petitioners seek, pursuant to Case No. 93-251-SPH, to combine the 4.939 acre parcel with the 9.993 acre parcel known as 14901 Dunstan Lane, to create one lot with a combined total of 14.932 acres, more or less, as more particularly described on Petitioner's Exhibits 5 and 6. Pursuant to Case No. 90-294-SPH, the 9.993 acre parcel had two (2) density units associated with it, one of which has been utilized by the existing dwelling, known as 14901 Dunstan Lane. The net effect of the separations and combinations proposed herein will result in there being three newly created lots, as more particularly described on Petitioner's Exhibit 7. The first lot will consist of 1.74 acres, more or less, and contain the existing dwelling, known as 14915 Dunstan Lane, which is occupied by Christopher and Judith Trikeriotis. Obviously, the one density unit associated with this lot has been utilized by the existing dwelling. The second lot will consist of 14.932 acres, more or less, and will contain the existing one and one-half story dwelling known as 14901 Dunstan

- 3 -

Lane, which is occupied by the Petitioner's father, John Trikeriotis. As previously stated, the property known as 14901 Dunstan Lane enjoys two (2) density units, one of which is already utilized by the existing dwelling. As such, there is only one additional density unit remaining for this parcel, and this property may be subdivided one time. The last lot will consist of 5.895 acres, more or less, with one (1) density unit attributed to it as a result of combining Lots 1 and 2 of Locksley III. Therefore, this last lot can be improved with a dwelling at some point in time, utilizing the one density unit attributed to it by Lot 2 of Locksley III. It should be noted that, pursuant to Case No. 90-294-SPH, the balance of the original tract held by Albert Dunstan, which is located southwest of the subject property and containing 52.34 acres, more or less, can no longer be subdivided.

In support of the relief requested, the Petitioners testified that John and Beverly Trikeriotis are desirous of passing on their land to their three children, and the manner in which the property is proposed to be reconfigured is the most appropriate. Pursuant to the order issued in Case No. 90-294-SPH, it appears that the relief requested is consistent with the purposes and intent of the R.C.2 zoning. Specifically, I find that the relief requested in the instant case is entirely appropriate with the spirit of the prior zoning order in Case No. 90-294-SPH. Further, the relief requested will not result in any increase in the density available to these parcels.

After due consideration of the testimony and evidence presented, it is clear that the relief requested in the special hearing should be granted. There is no evidence that the Petitioners' request will be detrimental to the public health, safety or general welfare. Furthermore, the

- 4 -

reconfiguration of the land as proposed herein will not result in any increase in density or allow for the overdevelopment of the land involved. In the opinion of this Zoning Commissioner, the relief requested is within the spirit and intent of the R.C. 2 zoning regulations and should therefore be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of March, 1993 that the Petition for Special Hearing in Case No. 93-249-SPH to approve an amendment to previous Case No. 90-294-SPH to permit a reconfiguration of the property known as 14915 Dunstan Lane, containing 9.423 acres, more or less, to permit a separation of 1.74 acres containing the existing improvements and a non-density transfer of the remaining 2.782 acres (Lot 1 of Locksley III) and 4.939 acres to John C. Trikeriotis, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing in Case No. 93-250-SPH requesting approval of a non-density transfer of Lot 1 of Locksley III to Lot 2 of Locksley III to create one lot with one (1) density unit, pursuant to the relief granted in Case No. 93-249-SPH, in accordance with Petitioner's Exhibit 4, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing in Case No. 93-251-SPH in which the Petitioners request approval of a non-density transfer of 4.939 acres to the property known as 14901 Dunstan Lane, to create one lot containing 14.932 acres, more or less, with one right of subdivision, pursuant to the relief granted in Case Nos. 93-249-

SPH and 93-250-SPH, and in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Within sixty (60) days of the date of this Order, the Petitioners shall cause to be recorded among the Land Records of Baltimore County three (3) separate deeds which identify the three lots created pursuant to this Order. Each deed shall reference this case and the terms and conditions contained herein. A copy of each of the recorded deeds shall be forwarded to the Zoning Administration office for inclusion in the respective case files prior to the issuance of any building permits.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, pursuant to the relief granted in Case No. 93-251-SPH, that the property known as 14901 Dunstan Lane, containing 14.932 acres, more or less, shall have the right to subdivide one time; and,

IT IS FURTHER ORDERED, pursuant to Case No. 90-294-SPH, that the remaining 52.34 acres held by Albert I. Dunstan shall remain as one part and parcel and may not be further subdivided.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 10, 1993

(410) 887-4386

Mr. & Mrs. Christopher Trikeriotis
14915 Dunstan Lane
Monkton, Maryland 21111

RE: PETITIONS FOR SPECIAL HEARING
E/S Dunstan Lane, 190' S of the c/l of Allendale Ct. (14915 Dunstan Lane); End of Dunstan Lane, 180' S of Allendale Ct. (Lots 1 & 2 Locksley III); and 180' S of a point 294.81' E of End of Dunstan Lane, 170' S of Allendale Ct. (14901 Dunstan Lane and a 4.939 acre lot)
10th Election District - 6th Councilmanic District
Christopher Trikeriotis, et al - Petitioners
Case Nos. 93-249-SPH, 93-250-SPH and 93-251-SPH

Dear Mr. Trikeriotis:

Enclosed please find a copy of the decision rendered in the above-captioned matters. The Petitions for Special Hearing have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. John Trikeriotis
14901 Dunstan Lane, Monkton, Md. 21111

People's Counsel

File

- 6 -

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at Locksley I and 2 of Locksley III
which is presently zoned R-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:
John & Beverly Trikeriotis
Christopher & Judith Trikeriotis
John & Beverly Trikeriotis
14901 Dunstan Lane
Monkton MD 21111

Address: 14915 Dunstan Lane (410) 628-1940
Monkton MD 21111
Phone No: 2111
Address and phone number of legal owner, contract purchaser or representative to be contacted:
John & Beverly Trikeriotis
14901 Dunstan Lane
Monkton MD 21111
Phone No: (410) 330-7400

ESTIMATED LENGTH OF HEARING: 3 hrs
The following date: 3/10/93
All: 3/10/93
OTHER: 3/10/93
REVIEWED BY: [Signature] DATE: 3/10/93

#240

